

NARRATIVE

INSPIRED WORKSPACE



NARRATIVE

CLASS A WORKSPACE

Leading edge design meets cool innovation, purposely situated in one of the most desired and visible locations in the Las Vegas Valley. A progressive building for forward-thinking companies. Experience an energetic atmosphere that embraces technology and engages people with high-performance spaces created specifically to enhance quality of life at work.

Four floors of flexible open floor plates allow unlimited possibilities in workspace interiors. Breathtaking city and mountain views provide a connection to the outdoors through full height glass walls and terraces. Get noticed through unparalleled exposure with freeway frontage, building and monument sign opportunities.

Take advantage of a 3-story parking garage, amenity lounge, wellness path, and common area gathering space. Narrative is a workspace built to inspire.

Your Lifestyle. Your Workstyle. Your Narrative.

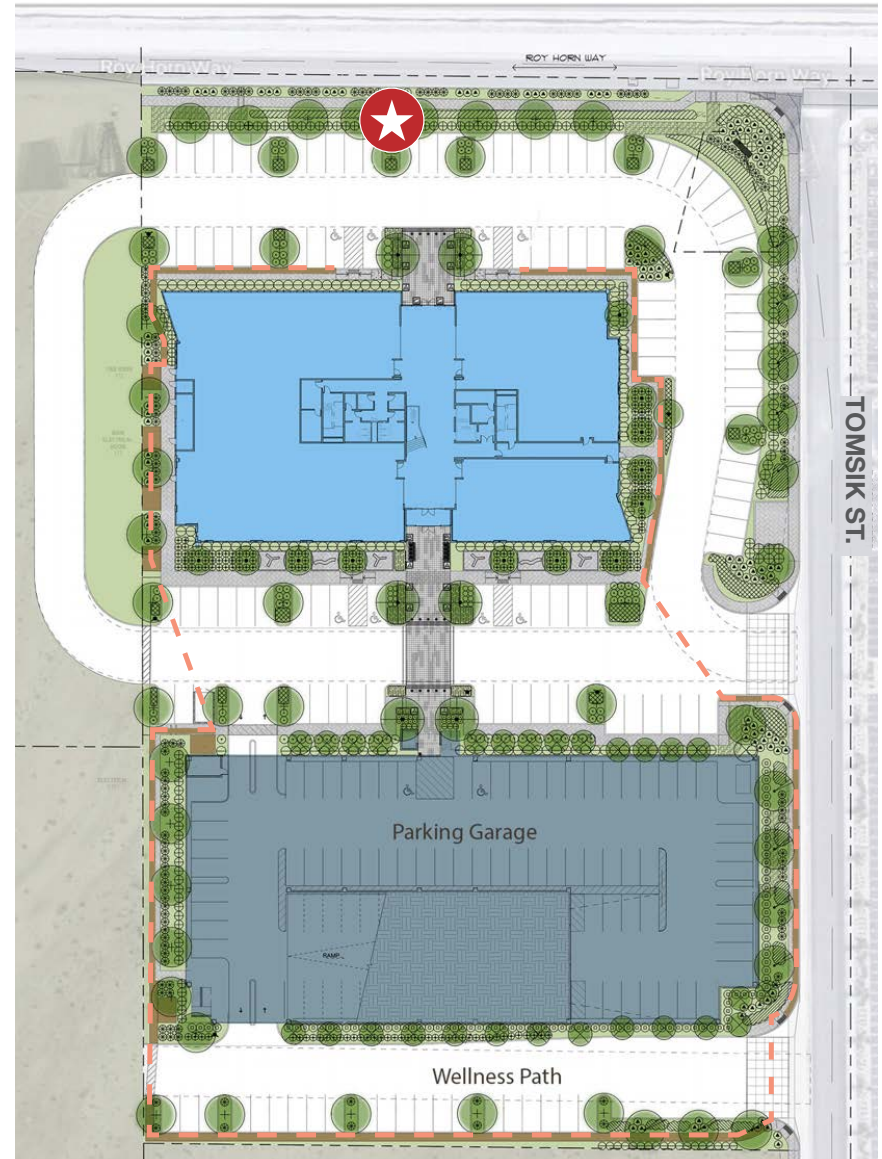
REVEAL YOUR NEXT CHAPTER AT  NARRATIVE.



SITE PLAN

OFFICE HIGHLIGHTS

Rentable SF	±100,184 RSF
Asking Rate	\$3.00—\$3.15 PSF, MG
Site Acres	±3.62 Acres
I-215 Frontage	220 LF
Parking Ratio	4/1,000 SF
Average Floorplate	±25,000 RSF
Surface Parking	122 Spaces
Secured Structured Parking	291 Spaces
Glass Height	12' (Floor to ceiling)
Lounge	2nd Floor
Terrace	2nd Floor
Private Balconies	4th Floor
Inspiration	Everywhere
Wellness Path	¼ Mile



NARRATIVE

--- = Wellness Path

★ = Monument Signage



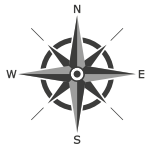
FLOOR PLANS

FIRST FLOOR

AVAILABLE RSF

±3,655 RSF

±12,527 RSF



SECOND FLOOR

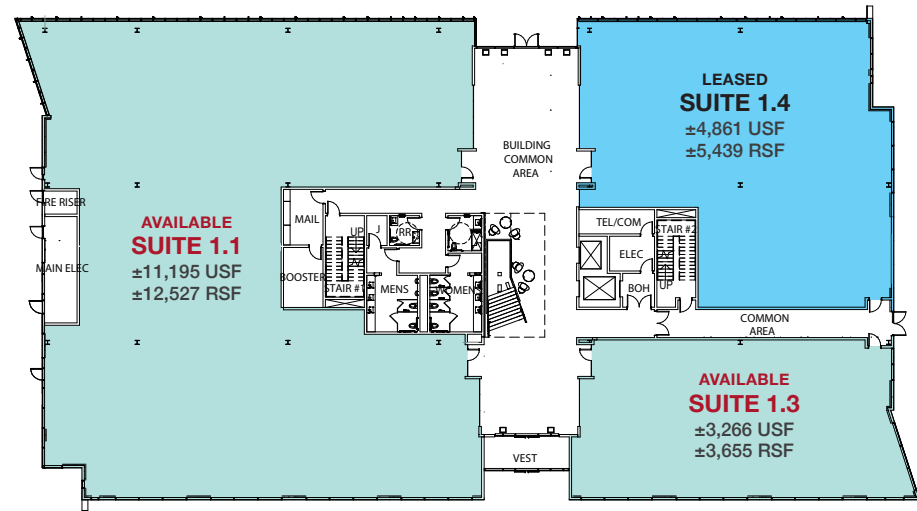
AVAILABLE RSF

±8,905 RSF

**Floor plans and its sizes are subject to change.*

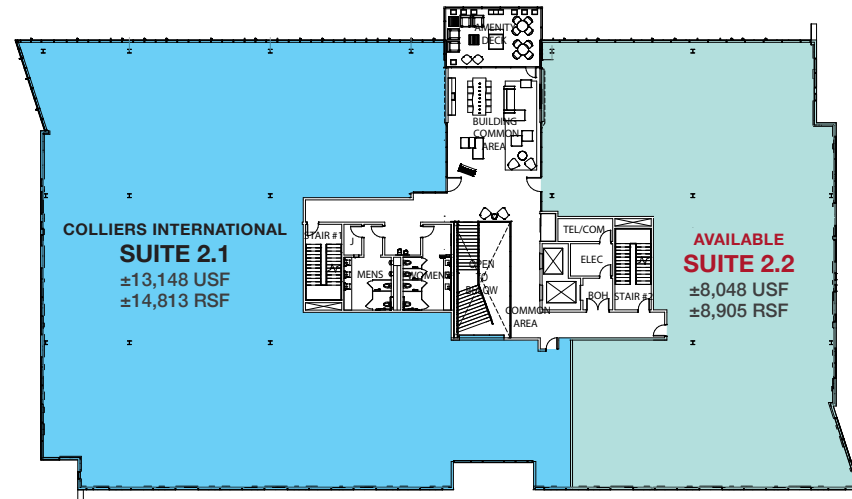
← DURANGO DR. I-215 BUFFALO DR. →
221' - 6"

121' - 8"



221' - 6"

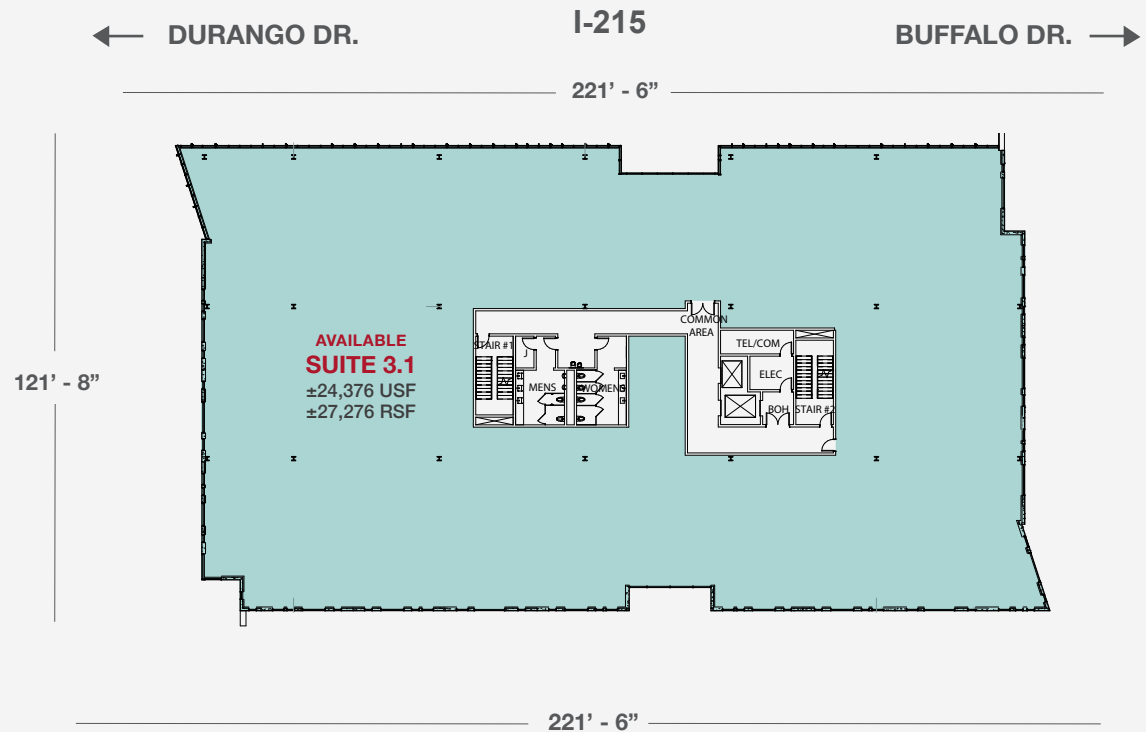
121' - 8"



FLOOR PLANS

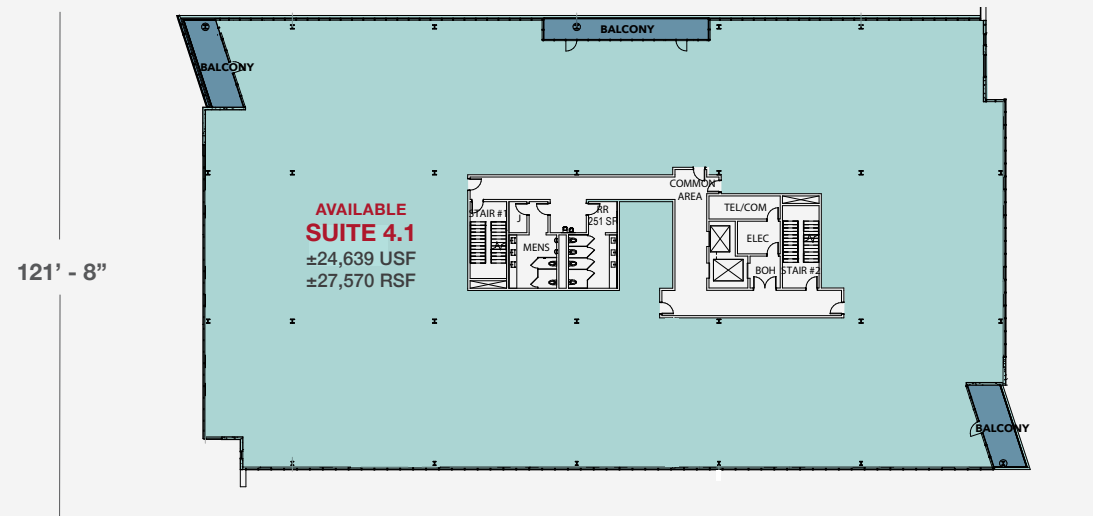
THIRD FLOOR

TOTAL RSF
±27,276 RSF



FOURTH FLOOR

TOTAL RSF
±27,570 RSF



*Floor plans and its sizes are subject to change.

THE STORY

CLASS A OFFICE SPACE

±100,184 SF | Square Footage

CLOSE TO DINING
SHOPPING & FITNESS

Natural Light

12' HIGH CEILINGS

STATE-OF-THE-ART DESIGN | LATEST TECHNOLOGY

FREEWAY SIGNAGE
OPPORTUNITIES



14 Mins from McCarran International Airport

4 STORIES
floors



14 Minutes from the
Las Vegas Strip

GREAT VISIBILITY
modern architecture

Core of the Highly Desired
Southwest Location

EASY ACCESS TO I-215 | VALLEY WIDE

AMENITIES...JUST TO NAME A FEW

Narrative is located on the I-215 east of the Durango Drive interchange in the highly desired southwest submarket of the Las Vegas Valley. The in-demand location offers direct visibility and frontage on I-215, and is within 14 minutes from the Las Vegas Strip and McCarran International Airport. The property is situated near the premier master-planned residential communities of Summerlin, Green Valley Ranch, Mountain's Edge and Southern Highlands. It is complemented by numerous existing and planned/under construction lifestyle developments with an abundance of amenities for dining, shopping, fitness, wellness and entertainment.

RESTAURANTS

- 1 • JIMMY JOHNS
• EL POLLO LOCO
• IHOP
• PANERA BREAD
• BURGER KING
• APPLEBEE'S
• PANDA EXPRESS
• DOMINO'S PIZZA
• DEL TACO
• STARBUCKS COFFEE
• MCDONALD'S
- 2 • DUNKIN DONUTS
• ARCHI'S THAI
• BON CHON
• GREENS AND PROTEINS
• WAHOO'S FISH TACOS
• PORT OF SUBS
• THE CRACKED EGG
• OHJAH NOODLE HOUSE
• FIREHOUSE SUBS
- 3 • CAFÉ RIO
• SUBWAY
• MASTER KIMS
• CHEBA HUT
• PIER 215
• PROTEIN SOURCE
• RAMEN KOBO
- 4 • SKINNY FATS
• BUFFALO WILD WINGS
• ME GUSTO TACOS
• BLACK SHEEP
• JASON JAMES PIZZERIA
- 5 • PAPA MURPHY'S
• TACO BELL
• OHJAH NOODLE HOUSE
• FIREHOUSE SUBS
• TERIYAKI MADNESS
- 6 • NV CHICKEN CAFE
• POPEYE'S
• CHIPOTLE
• QDOBA
• JASON'S DELI
• CHILI'S
• SAMMY'S
• LOS CUCOS
- 7 • ROCCO'S PIZZA
• EINSTEIN BROS. BAGELS
• CAFÉ ZUPAS
• FARMER BOY'S
• YOGURT LAND
- 8 • RAISING CANE'S
• GRIMALDI'S PIZZERIA
• CARL'S JR.
• HOOTERS
• L&L HAWAIIAN BARBEQUE
- 9 • IN-N-OUT BURGER
• CALIFORNIA FISH GRILL
• POTBELLY SANDWICH SHOP
• 7-11
• FREDDY'S FROZEN CUSTARD
• DENNY'S
- 10 • FIREFLY TAPAS KITCHEN & BAR
• PT'S GOLD
• SUZUYA PATISserie
• GRAFFITI BAO

RETAIL

- 1 • US POST OFFICE
• HOBBY LOBBY
• ROSS
• UPS
• WALMART
• BANK OF AMERICA
• LOWE'S
• PETSMART
• OFFICE DEPOT
• PIER 1 IMPORTS
• CHASE BANK
- 2 • CVS PHARMACY
- 3 • WALGREENS
- 4 • VONS
- 5 • PLANET FITNESS
• SAM'S CLUB
• THE HOME DEPOT
• TILLY'S
• BEST BUY
• HALLMARK
• ULTA
• WALMART
• GNC
• SEAFOOD CITY

IN THE MIDDLE OF EVERYTHING



NARRATIVE



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